

Fill in this information to identify your case:

United States Bankruptcy Court for the:

EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number (if known)

Chapter 11

Check if this an amended filing

## Official Form 201

## Voluntary Petition for Non-Individuals Filing for Bankruptcy

4/16

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name	<u>Ferry Rd. Realty LLC</u>		
2. All other names debtor used in the last 8 years	<p>Include any assumed names, trade names and doing business as names</p> <hr/>		
3. Debtor's federal Employer Identification Number	<u>47-5385726</u>		
4. Debtor's address	<p>Principal place of business</p> <p><u>114-11 Lefferts Blvd</u>  <u>South Ozone Park, NY 11420-2001</u></p> <p>Number, Street, City, State &amp; ZIP Code</p>	<p>Mailing address, if different from principal place of business</p> <p><u>P.O. Box, Number, Street, City, State &amp; ZIP Code</u></p>	
	<p><u>Queens</u></p> <p>County</p>	<p>Location of principal assets, if different from principal place of business</p> <p><u>Number, Street, City, State &amp; ZIP Code</u></p>	
5. Debtor's website (URL)	<hr/>		
6. Type of debtor	<input checked="" type="checkbox"/> Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP)) <input type="checkbox"/> Partnership (excluding LLP) <input type="checkbox"/> Other. Specify: _____		

Debtor

**Ferry Rd. Realty LLC**

Name

Case number (*if known*)**7. Describe debtor's business****A. Check one:**

Health Care Business (as defined in 11 U.S.C. § 101(27A))  
 Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))  
 Railroad (as defined in 11 U.S.C. § 101(44))  
 Stockbroker (as defined in 11 U.S.C. § 101(53A))  
 Commodity Broker (as defined in 11 U.S.C. § 101(6))  
 Clearing Bank (as defined in 11 U.S.C. § 781(3))  
 None of the above

**B. Check all that apply**

Tax-exempt entity (as described in 26 U.S.C. §501)  
 Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)  
 Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

**C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.**See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.**531190****8. Under which chapter of the Bankruptcy Code is the debtor filing?****Check one:**

Chapter 7  
 Chapter 9  
 Chapter 11. **Check all that apply:**

Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 years after that).  
 The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).  
 A plan is being filed with this petition.  
 Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).  
 The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the attachment to *Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.  
 The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

Chapter 12

**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?** No. Yes.

If more than 2 cases, attach a separate list.

District	When	Case number
District	When	Case number

**10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?** No Yes.

List all cases. If more than 1, attach a separate list

Debtor	<b>See Attachment</b>	Relationship
District	When	Case number, if known

Debtor Ferry Rd. Realty LLC \_\_\_\_\_ Case number (if known) \_\_\_\_\_  
 Name \_\_\_\_\_

11. Why is the case filed in this district? *Check all that apply:*

Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.

A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

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12. Does the debtor own or have possession of any real property or personal property that needs immediate attention? *Check one:*

No

Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

**Why does the property need immediate attention? (Check all that apply.)**

It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? \_\_\_\_\_

It needs to be physically secured or protected from the weather.

It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

Other \_\_\_\_\_

**Where is the property?** \_\_\_\_\_  
 Number, Street, City, State & ZIP Code

**Is the property insured?**

No

Yes. Insurance agency \_\_\_\_\_  
 Contact name \_\_\_\_\_  
 Phone \_\_\_\_\_

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#### Statistical and administrative information

13. Debtor's estimation of available funds *Check one:*

Funds will be available for distribution to unsecured creditors.

After any administrative expenses are paid, no funds will be available to unsecured creditors.

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14. Estimated number of creditors  1-49  1,000-5,000  25,001-50,000  
 50-99  5001-10,000  50,001-100,000  
 100-199  10,001-25,000  More than 100,000  
 200-999

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15. Estimated Assets  \$0 - \$50,000  \$1,000,001 - \$10 million  \$500,000,001 - \$1 billion  
 \$50,001 - \$100,000  \$10,000,001 - \$50 million  \$1,000,000,001 - \$10 billion  
 \$100,001 - \$500,000  \$50,000,001 - \$100 million  \$10,000,000,001 - \$50 billion  
 \$500,001 - \$1 million  \$100,000,001 - \$500 million  More than \$50 billion

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16. Estimated liabilities  \$0 - \$50,000  \$1,000,001 - \$10 million  \$500,000,001 - \$1 billion  
 \$50,001 - \$100,000  \$10,000,001 - \$50 million  \$1,000,000,001 - \$10 billion  
 \$100,001 - \$500,000  \$50,000,001 - \$100 million  \$10,000,000,001 - \$50 billion  
 \$500,001 - \$1 million  \$100,000,001 - \$500 million  More than \$50 billion

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Debtor

Ferry Rd. Realty LLC

Name

Case number (if known)

**Request for Relief, Declaration, and Signatures**

**WARNING --** Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature  
of authorized  
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on January 30, 2017

MM / DD / YYYY

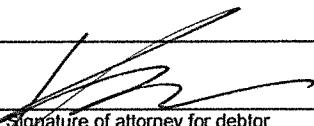
**X**

Signature of authorized representative of debtor

**Mike Hassen**

Printed name

Title Manager

**18. Signature of attorney****X**

Signature of attorney for debtor

Date January 30, 2017

MM / DD / YYYY

**Kevin J. Nash**

Printed name

**Goldberg Weprin Finkel Goldstein LLP**

Firm name

**1501 Broadway 22nd Floor**

**New York, NY 10036**

Number, Street, City, State & ZIP Code

Contact phone (212) 221-5700

Email address knash@gwfglaw.com

Bar number and State

Debtor

Ferry Rd. Realty LLC

Name

Case number (*if known*) \_\_\_\_\_**Fill in this information to identify your case:**

United States Bankruptcy Court for the:

EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISIONCase number (*if known*) \_\_\_\_\_Chapter 11 Check if this an amended filing**FORM 201. VOLUNTARY PETITION****Pending Bankruptcy Cases Attachment**

Debtor	<b><u>Shelter Island Farms LLC</u></b>	Relationship to you	<b><u>Affiliate</u></b>
District	<b><u>EDNY</u></b>	When <u>2/22/17</u>	<b><u>17-40779</u></b>
Debtor	<b><u>Massapequa Farms LLC</u></b>	Relationship to you	<b><u>Affiliate</u></b>
District	<b><u>EDNY</u></b>	When <u>2/22/17</u>	<b><u>17-40780</u></b>
Debtor	<b><u>Mahopac Farms LLC</u></b>	Relationship to you	<b><u>Shared Office Space</u></b>
District	<b><u>EDNY</u></b>	When <u>2/16/17</u>	<b><u>17-40678 (ESS)</u></b>
Debtor		Relationship to you	
District		When	Case number, if known

UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF NEW YORK

-----x  
In re: Case No.  
FERRY RD. REALTY LLC, Chapter 11  
  
Debtor.  
-----x

**CORPORATE RESOLUTION**

At a special meeting of Shelter Island Farms LLC, Ferry Rd. Realty LLC, and Massapequa Farms, LLC (collectively the "Companies") held on January 30, 2017, and upon due consent and after motion duly made, seconded and unanimously carried, it is hereby:

**RESOLVED**, that the Companies are each authorized and empowered to cause the filing of a petition under Chapter 11 of the United States Bankruptcy Code in the United States Bankruptcy Court for the Eastern District of New York, and that the same is in the best interests of the respective Companies and their creditors and equity holders; and it is further

**RESOLVED**, that the Companies are authorized to retain the firm of GOLDBERG WEPRIN FINKEL GOLDSTEIN LLP, as counsel to represent the Companies in connection with the prosecution of their Chapter 11 cases.

Dated: January 22, 2017

SHELTER ISLAND FARMS LLC  
FERRY RD. REALTY LLC  
MASSAPEQUA FARMS LLC

By: Mike Hassel  
Name: Mike Hassel  
Title: Manager

UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF NEW YORK

-----X  
In re:

Chapter 11

FERRY RD. REALTY LLC,

Case No.:

Debtor.

-----X

**LIST OF EQUITY HOLDERS**

Abdel Kareem Hassen 80%

Mike Hassen 20%

Dated: New York, New York

January \_\_, 2017

*January 22*

Ferry Rd. Realty LLC

By:

*Mike Hassen*

Name: Mike Hassen

Title: Manager

UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF NEW YORK

In re: \_\_\_\_\_  
FERRY RD. REALTY LLC , Case No.  
Debtor. Chapter 11

**SCHEDULE OF PENDING LAWSUITS**

1. Ferry Rd. Realty LLC, Shelter Island Farms LLC, and Massapequa Farms LLC v. GNP Properties LLC, Shelter Island IGA LLC, and Village Farms IGA LLC  
Supreme Court, Suffolk County  
Index No. 603793/2016  
Specific Performance Action

Defendants' Attorney:

Forchelli, Curto, Deegan, Schwartz, Mineo & Terrana, LLP  
333 Earle Ovington Blvd, Suite 1010  
Uniondale, New York 11553

Dated: New York, New York

January \_\_\_\_, 2017

*Ferry Rd.*

Ferry Rd. Realty LLC

By:   
Name: Mike Hassen  
Title: Manager

UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF NEW YORK

-----x

In re:

Chapter 11

FERRY RD. REALTY LLC,

Case No.:

Debtor.

-----x

**RULE 7.1 CORPORATE OWNERSHIP STATEMENT**

Pursuant to Federal Rule of Civil Procedure 7.1, Shelter Island Farms LLC, Ferry Rd. Realty LLC and Massapequa Farms LLC (collectively the "Debtors"), certify that each is a private non-governmental party, and has no corporate parent, affiliates and/or subsidiaries which are publicly held.

Executed on January 22, 2017

SHELTER ISLAND FARMS LLC  
FERRY RD. REALTY LLC  
MASSAPEQUA FARMS LLC

By: \_\_\_\_\_



Name: Mike Hassen

Title: Manager

Fill in this information to identify the case:

Debtor name	Ferry Rd. Realty LLC
United States Bankruptcy Court for the:	EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION
Case number (if known):	_____

Check if this is an  
amended filing

**Official Form 204****Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Coran Ober P.C. Attn: Simeon Soterakis, Esq. 2502 Francis Lewis Blvd Flushing, NY 11358-1100		Professional services				\$27,975.00
Daniel Perla 104 Windsor Gate Great Neck, NY 11020-1600		Loan				\$335,000.00
Internal Revenue Service Centralized Insolvency Operations PO Box 7346 Philadelphia, PA 19101-7346		For notice purposes				\$0.00
James Rigano, Esq. 538 Broadhollow Rd Melville, NY 11747-3676	Environmental Consultant	Professional services				\$12,500.00
Michael Robano 492 Court Ave Cedarhurst, NY 11516-1534		Consulting Services				\$35,000.00
NY City Department of Finance Bankruptcy Unit 345 Adams St Fl 3 Brooklyn, NY 11201-3719		For notice purposes				\$0.00

Debtor <b>Ferry Rd. Realty LLC</b> Name		Case number (if known)				
Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
NYS Dep't of Taxation Bankruptcy/Special Procedure PO Box 5300 Albany, NY 12205-0300		For notice purposes				\$0.00
Richard P. Stone, Esq. 14 Penn Plz Ste 2220 New York, NY 10122-2220		Professional services				\$48,000.00

Fill in this information to identify the case:

Debtor name Ferry Rd. Realty LLC

United States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

## Official Form 202

## Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**

### Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- Schedule A/B: Assets-Real and Personal Property(Official Form 206A/B)
- Schedule D: Creditors Who Have Claims Secured by Property(Official Form 206D)
- Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)
- Schedule G: Executory Contracts and Unexpired Leases(Official Form 206G)
- Schedule H: Codebtors (Official Form 206H)
- Summary of Assets and Liabilities for Non-Individuals (Official Form 206Sum)
- Amended Schedule
- Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders (Official Form 204)
- Other document that requires a declaration \_\_\_\_\_

I declare under penalty of perjury that the foregoing is true and correct.

Executed on Ferry Rd. January 30, 2017

X 

Signature of individual signing on behalf of debtor

Mike Hassen

Printed name

Manager

Position or relationship to debtor

Fill in this information to identify the case:

Debtor name Ferry Rd. Realty LLC

United States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number(if known) \_\_\_\_\_

Check if this is an amended filing

## Official Form 206A/B

### Schedule A/B: Assets - Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

No. Go to Part 2.

Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

Part 2: Deposits and Prepayments

6. Does the debtor have any deposits or prepayments?

No. Go to Part 3.

Yes Fill in the information below.

7. Deposits, including security deposits and utility deposits

Description, including name of holder of deposit

8. Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent

Description, including name of holder of prepayment

8.1. Deposit for Shelter Island Real Property

\$100,000.00

9. Total of Part 2.

Add lines 7 through 8. Copy the total to line 81.

\$100,000.00

Part 3: Accounts receivable

10. Does the debtor have any accounts receivable?

No. Go to Part 4.

Yes Fill in the information below.

Part 4: Investments

13. Does the debtor own any investments?

No. Go to Part 5.

Yes Fill in the information below.

Debtor Ferry Rd. Realty LLC  
NameCase number (*If known*) \_\_\_\_\_**Part 5: Inventory, excluding agriculture assets**

18. Does the debtor own any inventory (excluding agriculture assets)?

No. Go to Part 6.  
 Yes Fill in the information below.

**Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)**

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

No. Go to Part 7.  
 Yes Fill in the information below.

**Part 7: Office furniture, fixtures, and equipment; and collectibles**

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

No. Go to Part 8.  
 Yes Fill in the information below.

**Part 8: Machinery, equipment, and vehicles**

46. Does the debtor own or lease any machinery, equipment, or vehicles?

No. Go to Part 9.  
 Yes Fill in the information below.

**Part 9: Real property**

54. Does the debtor own or lease any real property?

No. Go to Part 10.  
 Yes Fill in the information below.

## 55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property <small>Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available.)</small>	Nature and extent of debtor's interest in property	Net book value of debtor's interest <small>(Where available)</small>	Valuation method used for current value	Current value of debtor's interest
55.1. 75 N Ferry Rd, Shelter Island, NY 11964 Contract to purchase Shelter Island Real Property		\$2,900,000.00		\$2,900,000.00

## 56. Total of Part 9.

\$2,900,000.00

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.  
Copy the total to line 88.

## 57. Is a depreciation schedule available for any of the property listed in Part 9?

No  
 Yes

## 58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

Debtor Ferry Rd. Realty LLC  
Name

Case number (*If known*) \_\_\_\_\_

No  
 Yes

**Part 10: Intangibles and intellectual property**

59. Does the debtor have any interests in intangibles or intellectual property?

No. Go to Part 11.  
 Yes Fill in the information below.

**Part 11: All other assets**

70. Does the debtor own any other assets that have not yet been reported on this form?

Include all interests in executory contracts and unexpired leases not previously reported on this form.

No. Go to Part 12.  
 Yes Fill in the information below.

Debtor Ferry Rd. Realty LLC

Case number (if known) \_\_\_\_\_

**Part 12: Summary**

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1</i>	\$0.00	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	\$100,000.00	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	\$0.00	
83. Investments. <i>Copy line 17, Part 4.</i>	\$0.00	
84. Inventory. <i>Copy line 23, Part 5.</i>	\$0.00	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	\$0.00	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	\$0.00	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	\$0.00	
88. Real property. <i>Copy line 56, Part 9.....&gt;</i>		\$2,900,000.00
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	\$0.00	
90. All other assets. <i>Copy line 78, Part 11.</i>	+ \$0.00	
91. Total. Add lines 80 through 90 for each column	\$100,000.00	+ 91b. \$2,900,000.00
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		\$3,000,000.00

Fill in this information to identify the case:

Debtor name Ferry Rd. Realty LLC

United States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number(if known) \_\_\_\_\_

Check if this is an amended filing

Official Form 206D

**Schedule D: Creditors Who Have Claims Secured by Property**

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.

Yes. Fill in all of the information below.

<b>Fill in this information to identify the case:</b>	
<b>Debtor name</b>	<u>Ferry Rd. Realty LLC</u>
<b>United States Bankruptcy Court for the:</b>	<u>EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION</u>
<b>Case number (if known)</b>	<u> </u>

Check if this is an amended filing

Official Form 206E/F

## **Schedule E/F: Creditors Who Have Unsecured Claims**

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

**Part 1: List All Creditors with PRIORITY Unsecured Claims**

**1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).**

No. Go to Part 2.

Yes. Go to line 2.

**2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.**

		Total claim	Priority amount	
2.1	<p>Priority creditor's name and mailing address  <b>Internal Revenue Service  Centralized Insolvency Operations  PO Box 7346  Philadelphia, PA 19101-7346</b></p> <hr/> <p>Date or dates debt was incurred</p> <hr/> <p>Last 4 digits of account number  Specify Code subsection of PRIORITY  unsecured claim: 11 U.S.C. § 507(a) (8)</p>	<p>As of the petition filing date, the claim is:  <i>Check all that apply.</i></p> <p><input type="checkbox"/> Contingent  <input type="checkbox"/> Unliquidated  <input type="checkbox"/> Disputed</p> <hr/> <p>Basis for the claim:</p> <hr/> <p>Is the claim subject to offset?</p> <p><input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes</p>	\$0.00	\$0.00
2.2	<p>Priority creditor's name and mailing address  <b>NY City Department of Finance  Bankruptcy Unit  345 Adams St Fl 3  Brooklyn, NY 11201-3719</b></p> <hr/> <p>Date or dates debt was incurred</p> <hr/> <p>Last 4 digits of account number  Specify Code subsection of PRIORITY  unsecured claim: 11 U.S.C. § 507(a) (4)</p>	<p>As of the petition filing date, the claim is:  <i>Check all that apply.</i></p> <p><input type="checkbox"/> Contingent  <input type="checkbox"/> Unliquidated  <input type="checkbox"/> Disputed</p> <hr/> <p>Basis for the claim:</p> <hr/> <p>Is the claim subject to offset?</p> <p><input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes</p>	\$0.00	\$0.00

Debtor	<u>Ferry Rd. Realty LLC</u>	Case number (if known)	
	Name		
2.3	Priority creditor's name and mailing address <b>NYS Dep't of Taxation</b> <b>Bankruptcy/Special Procedure</b> <b>PO Box 5300</b> <b>Albany, NY 12205-0300</b>	As of the petition filing date, the claim is: <i>Check all that apply.</i>	\$0.00 \$0.00
		<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	
	Date or dates debt was incurred	Basis for the claim:	
	Last 4 digits of account number	Is the claim subject to offset?	
	Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (B)	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

**Part 2: List All Creditors with NONPRIORITY Unsecured Claims**

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

		Amount of claim	
3.1	Nonpriority creditor's name and mailing address <b>Coran Ober P.C.</b> <b>Attn: Simeon Soterakis, Esq.</b> <b>2502 Francis Lewis Blvd</b> <b>Flushing, NY 11358-1100</b>  Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: _____  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$27,975.00</b>
3.2	Nonpriority creditor's name and mailing address <b>Daniel Perla</b>  <b>104 Windsor Gate</b> <b>Great Neck, NY 11020-1600</b>  Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: _____  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$335,000.00</b>
3.3	Nonpriority creditor's name and mailing address <b>James Rigano, Esq.</b>  <b>538 Broadhollow Rd</b> <b>Melville, NY 11747-3676</b>  Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: _____  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$12,500.00</b>
3.4	Nonpriority creditor's name and mailing address <b>Michael Robano</b>  <b>492 Court Ave</b> <b>Cedarhurst, NY 11516-1534</b>  Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: _____  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$35,000.00</b>
3.5	Nonpriority creditor's name and mailing address <b>Richard P. Stone, Esq.</b>  <b>14 Penn Plz Ste 2220</b> <b>New York, NY 10122-2220</b>  Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: _____  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$48,000.00</b>

**Part 3: List Others to Be Notified About Unsecured Claims**

Debtor Ferry Rd. Realty LLC Case number (if known) \_\_\_\_\_

Name \_\_\_\_\_

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address

On which line in Part 1 or Part 2 is the related creditor (if any) listed?

Last 4 digits of account number, if any

**Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims**

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1

5a.	\$	0.00
-----	----	------

5b. Total claims from Part 2

5b.	+ \$	458,475.00
-----	------	------------

5c. Total of Parts 1 and 2  
Lines 5a + 5b = 5c.

5c.	\$	<b>458,475.00</b>
-----	----	-------------------

Fill in this information to identify the case:

Debtor name Ferry Rd. Realty LLC

United States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

## Official Form 206G

### Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1. State what the contract or lease is for and the nature of the debtor's interest

Contract to purchase real property located at  
75 North Ferry Road,  
Shelter Island, NY

State the term remaining

GNP Properties LLC  
c/o Michael A. Rich, Esq.  
72 Jericho Tu

List the contract number of any government contract

Fill in this information to identify the case:

Debtor name Ferry Rd. Realty LLC

United States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number(if known) \_\_\_\_\_

Check if this is an amended filing

## Official Form 206H Schedule H: Your Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

### 1. Do you have any codebtors?

No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.  
 Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

*Column 1: Codebtor*

*Column 2: Creditor*

Name	Mailing Address	Name	Check all schedules that apply:
2.1	Street _____ _____ City      State      Zip Code	_____ _____ _____ City      State      Zip Code	<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.2	Street _____ _____ City      State      Zip Code	_____ _____ _____ City      State      Zip Code	<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.3	Street _____ _____ City      State      Zip Code	_____ _____ _____ City      State      Zip Code	<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.4	Street _____ _____ City      State      Zip Code	_____ _____ _____ City      State      Zip Code	<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G

Fill in this information to identify the case:

Debtor name Ferry Rd. Realty LLC

United States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number(if known) \_\_\_\_\_

Check if this is an amended filing

## Official Form 206Sum Summary of Assets and Liabilities for Non-Individuals

12/15

### Part 1: Summary of Assets

#### 1. Schedule A/B: Assets-Real and Personal Property (Official Form 206A/B)

1a. Real property: Copy line 88 from Schedule A/B.....	\$ <u>2,900,000.00</u>
1b. Total personal property: Copy line 91A from Schedule A/B.....	\$ <u>100,000.00</u>
1c. Total of all property: Copy line 92 from Schedule A/B.....	\$ <u>3,000,000.00</u>

### Part 2: Summary of Liabilities

#### 2. Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D)

Copy the total dollar amount listed in Column AAmount of claim, from line 3 of Schedule D..... \$ 0.00

#### 3. Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)

3a. Total claim amounts of priority unsecured claims:  
Copy the total claims from Part 1 from line 5a of Schedule E/F..... \$ 0.00

3b. Total amount of claims of nonpriority amount of unsecured claims:  
Copy the total of the amount of claims from Part 2 from line 5b of Schedule E/F..... +\$ 458,475.00

4. Total liabilities .....

Lines 2 + 3a + 3b

\$ 458,475.00

**UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF NEW YORK**  
www.nyeb.uscourts.gov

**STATEMENT PURSUANT TO LOCAL  
BANKRUPTCY RULE 1073-2(b)**

DEBTOR(S): FERRY RD. REALTY LLC

CASE NO.: \_\_\_\_\_

Pursuant to Local Bankruptcy Rule 1073-2(b), the debtor (or any other petitioner) hereby makes the following disclosure concerning Related Cases, to the petitioner's best knowledge, information and belief:

[NOTE: Cases shall be deemed "Related Cases" for purposes E.D.N.Y LBR 1073-1 and E.D.N.Y LBR 1073-2 if the earlier case was pending at any time within eight years before the filing of the new petition, and the debtors in such cases (i) are the same; (ii) are spouses or ex-spouses; (iii) are affiliates, as defined in 11 U.S.C. § 101(2); (iv) are general partners in the same partnership; (v) are a partnership and one more of its general partners; (vi) are partnerships which share one or more common general partners; or (vii) have, or within 180 days of the commencement of either of the Related Cases had, an interest in property that was or is included in the property of another estate under 11 U.S.C. § 541(a).]

**NO RELATED CASE IS PENDING OR HAS BEEN PENDING AT ANY TIME.**  
 **THE FOLLOWING RELATED CASE(S) IS PENDING OR HAS BEEN PENDING:**

1. CASE NO.: 17-40678 JUDGE: Stong DISTRICT/DIVISION: EDNY/Brooklyn  
CASE PENDING: (YES/NO): Yes [If closed] Date of Closing: \_\_\_\_\_  
CURRENT STATUS OF RELATED CASE: Pending  
(Discharged/awaiting discharge, confirmed, dismissed, etc.)

MANNER IN WHICH CASES ARE RELATED: (Refer to NOTE above): Share office

- **SCHEDULE A/B: PROPERTY "OFFICIAL FORM 106A/B - INDIVIDUAL" PART 1 (REAL PROPERTY):**  
REAL PROPERTY AS LISTED IN DEBTOR'S SCHEDULE "A/B – PART 1" WHICH WAS ALSO LISTED IN SCHEDULE "A/B" OF RELATED CASES: \_\_\_\_\_
- **SCHEDULE A/B: ASSETS – REAL PROPERTY "OFFICIAL FORM 206A/B - NON-INDIVIDUAL" PART 9 (REAL PROPERTY):** REAL PROPERTY AS LISTED IN DEBTOR'S SCHEDULE "A/B – PART 9" WHICH WAS ALSO LISTED IN SCHEDULE "A/B" OF RELATED CASES: \_\_\_\_\_

2. CASE NO.: 17-40779 JUDGE: Not yet assigned DISTRICT/DIVISION: EDNY/Brooklyn  
CASE PENDING: (YES/NO): Yes [If closed] Date of Closing: \_\_\_\_\_  
CURRENT STATUS OF RELATED CASE: Just filed  
(Discharged/awaiting discharge, confirmed, dismissed, etc.)

MANNER IN WHICH CASES ARE RELATED: (Refer to NOTE above): Affiliate

- **SCHEDULE A/B: PROPERTY "OFFICIAL FORM 106A/B - INDIVIDUAL" PART 1 (REAL PROPERTY):**  
REAL PROPERTY AS LISTED IN DEBTOR'S SCHEDULE "A/B – PART 1" WHICH WAS ALSO LISTED IN SCHEDULE "A/B" OF RELATED CASES: \_\_\_\_\_
- **SCHEDULE A/B: ASSETS – REAL PROPERTY "OFFICIAL FORM 206A/B - NON-INDIVIDUAL" PART 9 (REAL PROPERTY):** REAL PROPERTY AS LISTED IN DEBTOR'S SCHEDULE "A/B – PART 9" WHICH WAS ALSO LISTED IN SCHEDULE "A/B" OF RELATED CASES: \_\_\_\_\_

[OVER]

**DISCLOSURE OF RELATED CASES (cont'd)**3. CASE NO.: 17-40780 JUDGE: Not yet assigned DISTRICT/DIVISION: EDNY/BrooklynCASE PENDING: (YES/NO): Y [If closed] Date of Closing: \_\_\_\_\_CURRENT STATUS OF RELATED CASE: Just filed  
(Discharged/awaiting discharge, confirmed, dismissed, etc.)MANNER IN WHICH CASES ARE RELATED: (Refer to NOTE above): Affiliate**SCHEDULE A/B: PROPERTY "OFFICIAL FORM 106A/B - INDIVIDUAL" PART 1 (REAL PROPERTY):**

REAL PROPERTY AS LISTED IN DEBTOR'S SCHEDULE "A/B – PART 1" WHICH WAS ALSO LISTED IN SCHEDULE "A/B" OF RELATED CASES: \_\_\_\_\_

**SCHEDULE A/B: ASSETS – REAL PROPERTY "OFFICIAL FORM 206A/B - NON-INDIVIDUAL" PART 9 (REAL PROPERTY):** REAL PROPERTY AS LISTED IN DEBTOR'S SCHEDULE "A/B – PART 9" WHICH WAS ALSO LISTED IN SCHEDULE "A/B" OF RELATED CASES:

**NOTE:** Pursuant to 11 U.S.C. § 109(g), certain individuals who have had prior cases dismissed within the preceding 180 days may not be eligible to be debtors. Such an individual will be required to file a statement in support of his/her eligibility to file.

**TO BE COMPLETED BY DEBTOR/PETITIONER'S ATTORNEY, AS APPLICABLE:**I am admitted to practice in the Eastern District of New York (Y/N): Y**CERTIFICATION** (to be signed by pro-se debtor/petitioner or debtor/petitioner's attorney, as applicable):

I certify under penalty of perjury that the within bankruptcy case is not related to any case pending or pending at any time, except as indicated elsewhere on this form.

Signature of Debtor's Attorney

Signature of Pro-se Debtor/Petitioner

Mailing Address of Debtor/Petitioner

City, State, Zip Code

Email Address

Area Code and Telephone Number

Failure to fully and truthfully provide all information required by the E.D.N.Y LBR 1073-2 Statement may subject the debtor or any other petitioner and their attorney to appropriate sanctions, including without limitation conversion, the appointment of a trustee or the dismissal of the case with prejudice.

NOTE: Any change in address must be reported to the Court immediately IN WRITING. Dismissal of your petition may otherwise result.

**United States Bankruptcy Court  
Eastern District of New York, Brooklyn Division**

**IN RE:**

Case No. \_\_\_\_\_

**Ferry Rd. Realty LLC**

Chapter **11**

Debtor(s)

**VERIFICATION OF CREDITOR MATRIX**

The above named debtor(s) or attorney for the debtor(s) hereby verify that the attached matrix (list of creditors) is true and correct to the best of their knowledge.

Date: February 22, 2017

/s/ Mike Hassen

Debtor

Joint Debtor

/s/ Kevin J. Nash

Attorney for Debtor

Coran Ober P.C.  
Attn: Simeon Soterakis, Esq.  
2502 Francis Lewis Blvd  
Flushing, NY 11358-1100

Daniel Perla  
104 Windsor Gate  
Great Neck, NY 11020-1600

Internal Revenue Service  
Centralized Insolvency Operations  
PO Box 7346  
Philadelphia, PA 19101-7346

James Rigano, Esq.  
538 Broadhollow Rd  
Melville, NY 11747-3676

Michael Robano  
492 Court Ave  
Cedarhurst, NY 11516-1534

NY City Department of Finance  
Bankruptcy Unit  
345 Adams St Fl 3  
Brooklyn, NY 11201-3719

NYS Dep't of Taxation  
Bankruptcy/Special Procedure  
PO Box 5300  
Albany, NY 12205-0300

Richard P. Stone, Esq.  
14 Penn Plz Ste 2220  
New York, NY 10122-2220